034.0	0001	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	469,900 / 469,900
					USE VALUE:	469,900 / 469,900
					ASSESSED:	469,900 / 469,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		MARRIGAN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CODY CATHERINE A/ TRUSTEE	
Owner 2:	CATHERINE A CODY REVOCABLE	
Owner 3:	TRUST	
Street 1:	18 MARRIGAN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	CODY CATHERINE -
Owner 2:	-
Street 1:	18 MARRIGAN ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 3,895 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1947, having primarily Vinyl Exterior and 792 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3895.000	126,300		343,600	469,900
Total Card	0.089	126,300		343,600	469,900
Total Parcel	0.089	126,300		343,600	469,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 593.31 | /Parcel: 593.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	23254
GIS Ref	
GIS Ref	
Insp Date	12/13/18

!2764!

PREVIOUS ASSESSMENT

Parcel ID: 034.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	126,700	0	3,895.	343,600	470,300	470,300	Year End Roll	12/18/2019
2019	101	FV	102,000	0	3,895.	311,400	413,400	413,400	Year End Roll	1/3/2019
2018	101	FV	102,000	0	3,895.	295,300	397,300	397,300	Year End Roll	12/20/2017
2017	101	FV	102,000	0	3,895.	257,700	359,700	359,700	Year End Roll	1/3/2017
2016	101	FV	102,000	0	3,895.	220,100	322,100	322,100	Year End	1/4/2016
2015	101	FV	82,600	0	3,895.	204,000	286,600	286,600	Year End Roll	12/11/2014
2014	101	FV	82,600	0	3,895.	169,100	251,700	251,700	Year End Roll	12/16/2013
2013	101	FV	82,600	0	3,895.	161,100	243,700	243,700		12/13/2012

PRINT

Date	Time
12/10/20	18:07:12

LAST REV

Date	Time
09/04/20	10:53:11
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2764

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CODY CATHERINE,	75397-310	1	8/18/2020	Convenience	1	No	No		
	15057-559		6/1/1983		57,000	No	No		Y

USER DEFINED

Prior Id # 1:	23254
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/1997	393		2,500					12X12 WDK

ACTIVITY INFORMATION

Date	Result	By	Name
12/13/2018	MEAS&NOTICE	CC	Chris C
1/31/2009	Meas/Inspect	372	PATRIOT
4/8/2000	Inspected	276	PATRIOT
2/18/2000	Measured	270	PATRIOT
8/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3895		Sq. Ft.	Site		0	64.	1.38	3									343,585						343,600	

Total AC/HA: 0.08942 | Total SF/SM: 3895 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 343,585 | Spl Credit | Total: 343,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.93415660
Adj $ / SQ:	126.111
Other Features:	60500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	183075
Depreciation:	56753
Depreciated Total:	126322

COMMENTS

COMMON WALL SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

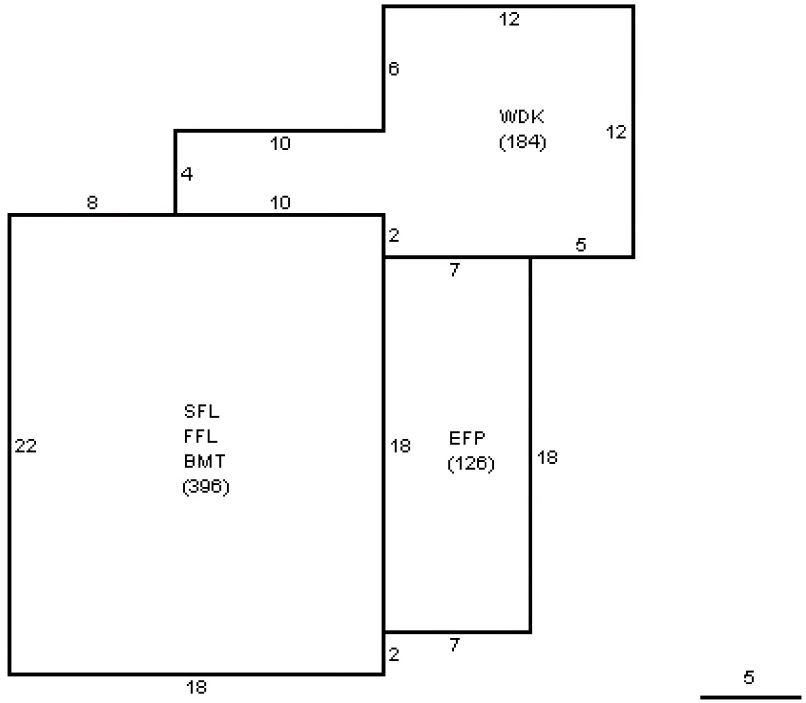
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	126.11
Special Features:	0	Val/Su Net:	84.31
Final Total:	126300	Val/Su SzAd	159.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	396	37.830	14,982
FFL	First Floor	396	126.110	49,940
SFL	Second Floor	396	126.110	49,940
WDK	Deck	184	10.680	1,965
EFP	Enclos Porch	126	45.620	5,748

Net Sketched Area:	1,498			Total:	122,575
Size Ad	792	Gross Are	1498	FinArea	792

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	